

**PLANNING AND ZONING MEETING
TUESDAY, AUGUST 25, 2015
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Planning Commission web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Tuesday, August 25, 2015, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: James Holloway
Bob King
Randy Hein
Ryan Waterbury
Mary England

Absent Members: Monte Henrie
Don Redder

Others present: Liz Becher, Community Development Director
Aaron Kloke, Planner I
Dee Hardy, Administrative Assistant II
Wallace Trembath, Assistant City Attorney
Jason Knopp, City Engineer
Shawn Gustafson, 111 West 2nd Street, Suite 600

II. MINUTES OF THE PREVIOUS MEETING

Chairman Holloway asked if there were additions or corrections to the minutes of the July 28, 2015 Planning & Zoning Commission meeting.

There being none, Chairman Holloway called for a motion to approve the minutes of the July 28, 2015 Planning & Zoning Commission.

Mr. King made a motion to approve the minutes of the July 28, 2015 meeting. The motion was seconded by Mr. Hein. All those present voted aye. Minutes approved.

III. PUBLIC HEARING

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their public hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-15-040-R – *(Continued from July 28, 2015)* Petition to vacate and replat Lots 5-27, Lots 55-56 and Lots 37-38, and Tract C of the Amended plat of Mesa Del Sol Addition, and Lots 35A and 41A of Mesa Del Sol II, the portion of Sienna Drive adjacent to said lots, and the portion of Casa Grande Drive adjacent to said lots, to create Mesa Del Sol III, comprising 12.215-acres, more or less, located at Jordan and Sienna Drive. Applicant: Mesa No. 3, LLC.

Aaron Klope, Planner I, presented the staff report and stated the replat creating Mesa Del Sol III meets all minimum requirements of the Municipal Code; therefore, staff recommends that the Planning and Zoning Commission approve the replat and forward to the City Council with a “do pass” recommendation.

Ms. Klope entered six (6) exhibits into the record.

Chairman Holloway opened the public hearing and asked for the person representing the case to come forward and explain the application.

Shawn Gustafson, 111 W 2nd Street, Suite 600, spoke in favor of this case.

Chairman Holloway asked for anyone wishing to comment in favor of or opposition to this case.

There being no one to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-040-R, regarding the proposed Mesa Del Sol III and forward a “do pass” recommendation to City Council.

Mr. Waterbury made a motion to approve case PLN-15-040-R, replat creating Mesa Del Sol III, and forward a “do pass” recommendation to Council. The motion was seconded by Ms. England. All those present voted aye. Motion passed.

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their public hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-15-045-R – Petition to vacate and replat Lots 10B, 11A, 11B, and 28, Block 8, Prairie Park Estates No. 2, to create Prairie Park Estates No. 3, comprising 1.05-acres, more or less, located at the intersection of Rogue River and Quivera River Roads. Applicant: Red Butte, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission Continue Case # PLN-15-045-R to the September 22, 2015 Planning and Zoning Commission public hearing.

Chairman Holloway entertained a motion to continue Case # PLN-15-045-R, to the September 22, 2015 public hearing.

Mr. King made a motion to continue Cases # PLN-15-045-R to the September 22, 2015 public hearing. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

There was discussion by the Commission:

- Number of overturned cases by City Council.
- Conditional Use Permit for 1134 North Lincoln Street.
- Attendance at the meetings by the Council Liaison.
- Changing the P&Z Meeting from Tuesday's to another day of the week.

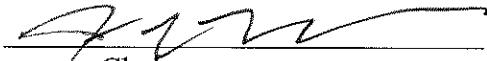
Community Development Director:

- B.** Liz Becher, Community Development Director, advised that at the Council Work Session this evening Begonia Park properties were being discussed. She stated she would keep the Commission informed of the outcome. Training will be Thursday, August 27, 2015, with Council members, staff, Planning Commission, and Jared Fehringer, trails consultant, to discuss the trails plan. A work session will be held Tuesday, September 8, 2015, with Council, P&Z Commission and Developers. Lastly, she acknowledged Mr. Kloke with the award he received for Planner of the Year "New Professional" at the Western Planner Conference. Mr. King, noted that Aaron had been appointed to the Western Planner board, and that he had helped with the Western Planner website.

- C. Other Communications:
There were none.
- D. Council Liaison:
There were none.

VII. ADJOURNMENT

Chairman Holloway called for a motion for the adjournment of the meeting. A motion was made by Ms. England and seconded by Mr. Hein to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 6:38 p.m.


Chairman


Secretary